

1 BILL NO. R-84-08-

32

2 DECLARATORY RESOLUTION NO. R-

102-84

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 August 10, 1984, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Lots 506 and 507 in Hanna's Addition  
12 to the City of Fort Wayne, Indiana,  
13 according to the plat thereof recor-  
14 ded in Deed Record "C" Page 526 in  
the Office of the Recorder of Allen  
County, Indiana;

15 said property more commonly known as 229 West Berry Street, Fort  
16 Wayne, Indiana 46802;

17 WHEREAS, it appears that said petition should be pro-  
18 cessed to final determination in accordance with the provisions  
19 of said Division 6.

20 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
21 OF THE CITY OF FORT WAYNE, INDIANA:

22 SECTION 1. That, subject to the requirements of Section  
23 4, below, the property hereinabove described is hereby designated  
24 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
25 12.1. Said designation shall begin upon the effective date of  
26 the Confirming Resolution referred to in Section 3 of this Resolu-  
27 tion and shall continue for one (1) year thereafter. Said desig-  
28 nation shall terminate at the end of that one-year period.

29 SECTION 2. That upon adoption of this Resolution:

30 (a) Said Resolution shall be filed with the Allen  
31 County Assessor;

32



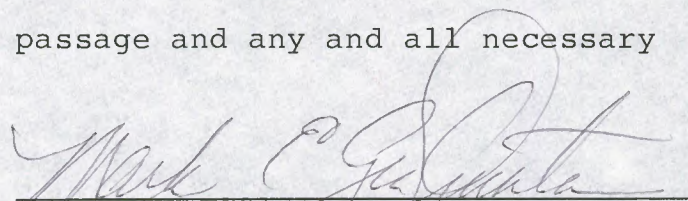
(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

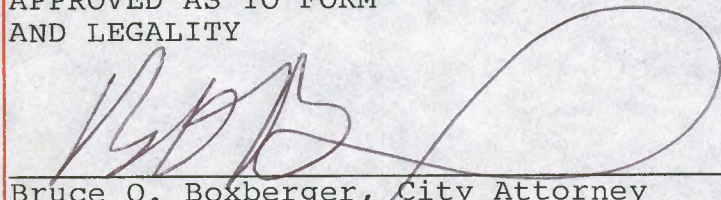
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
Councilmember

APPROVED AS TO FORM  
AND LEGALITY

  
Bruce O. Boxberger, City Attorney



Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ .M., E.S.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Miss Dunte, seconded by Shaw, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 8-28-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-102-84

on the 28th day of August, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

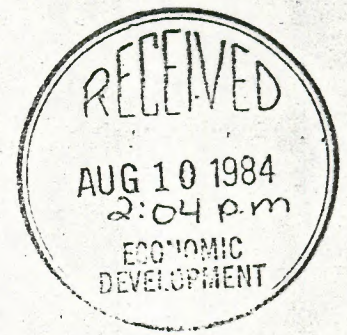
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of August, 1984, at the hour of 11:00 o'clock 4 .M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of August, 1984, at the hour of 4:00 o'clock P .M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR





APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Jerry D. Nuerge d/b/a FINANCIAL INDEPENDENCE CENTER
2. Owner(s) Jerry D. Nuerge
3. Address of Owner(s) Suite 225, Metro Building  
202 W. Berry Street  
Fort Wayne, IN 46802
4. Telephone Number of Owner(s) ( ) (219) 423-3691
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant Same
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation 229 West Berry Street
9. Legal Description of Property Proposed for Designation (may be attached) LOTS 506 + 507 IN HANNA'S ADDITION TO THE  
CITY OF FORT WAYNE, INDIANA ACCORDING TO THE  
PLAT THEREOF RECORDER IN DEED RECORD "C" PAGE 526 IN  
THE OFFICE OF RECORDER OF ALLEN COUNTY INDIANA
10. Township Wayne
11. Taxing District \_\_\_\_\_



12. Current Zoning B3A
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The building is vacant, the basement is used for storage, and the adjacent lot is used for monthly parking.
- b. What Structure(s) (if any) are on the property? A five-story brick office building, and a five car garage.
- b. What is the condition of this structure/these structures? Structurally sound. The interior is undeveloped.
15. Current Assessed Value of Real Estate 64,700
- a. Land 45,000
- b. Improvements 19,700
16. Amount of Total Property Taxes Owed During the Immediate Past Year \$ 4,845
17. Description of Proposed Improvements to the Real Estate The building will be finished with new HVAC, electrical and plumbing systems. Spaces will be developed to tenant finish requirements as leases are made.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? August 1984
- b. When is completion expected? December 1984, except tenant finish.
19. Cost of Project (not including land costs) \$ 1,100,000.



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 1½ jobs

lation of this new manufacturing equipment?

b. What is the nature of those jobs? Building Maintenance

c. Anticipated time frame for reaching employment level stated above?

Immediately.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The building has been vacant for approximately five years.

During this time period, sidewalks and curbs have been allowed to deteriorate, as well as parking lot paving, roofs, and mechanical and electrical systems.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The building, when completed will contribute to downtown revitalization by improving its appearance and bringing more people downtown.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. No

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

26. Financing on Project

What is the status of financing connected with this project?  
Not finalized.



I hereby certify that the information and representation on this Application are true and complete.

Jerry D. Nuerge

Jerry D. Nuerge  
Signature(s) of Owners

8/9/84  
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



FINANCIAL INDEPENDENCE CENTER

P. O. BOX 11407  
FORT WAYNE, INDIANA 46858

1014

71-19  
749

PAY  
TO THE  
ORDER OF

CITY OF FORT WAYNE  
FIFTY & NO/100

8/9 1984 \$ 50.00/100

DOLLARS



FORT WAYNE  
NATIONAL BANK  
FORT WAYNE - INDIANA 46802

FOR

Tax Abatement application fee

James D. Nunge

⑈001014⑈⑈074900194⑈20⑈061⑈142⑈2⑈



6112  
Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-84-08-32

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1. (Jerry D. Nuerge d/b/a  
Financial Independence Center, 229 West Berry Street, Fort Wayne,  
Indiana).

EFFECT OF PASSAGE A presently vacant building, when completed will contri-  
bute to downtown revitalization by improving its appearance and bring-  
ing more people downtown.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,100,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_